



Rita Moreno <rita.moreno@lacity.org>

City Clerk Response to Louis V. Traeger

1 message

Rita Moreno <rita.moreno@lacity.org>
To: Tara Devine <tara@devine-strategies.com>
Cc: Miranda Paster <miranda.paster@lacity.org>

Fri, Jun 3, 2016 at 12:02 PM

Hi Tara,

It was nice meeting you yesterday. Per your request, attached is the City Clerk's response to the letter received by Mr. Louis V. Traeger protesting the inclusion of his property in the proposed Venice Beach BID.

Note we are also sending a copy to the Engineer, Ed Henning.

Thank you and let me know if you have any questions.

Rita

--

Rita Moreno
City of Los Angeles
Office of the City Clerk
Neighborhood and Business Improvement District Division
200 N. Spring Street, 2nd Floor #237
Los Angeles, CA 90012
Office (213) 978-1122
Fax (213) 978-1130



Letter to Louis V. Traeger.pdf
573K

HOLLY L. WOLCOTT
CITY CLERK

SHANNON D. HOPPE
EXECUTIVE OFFICER

City of Los Angeles
CALIFORNIA



ERIC GARCETTI
MAYOR

OFFICE OF THE
CITY CLERK

NEIGHBORHOOD AND BUSINESS
IMPROVEMENT DISTRICT DIVISION
200 N. SPRING STREET, ROOM 224
LOS ANGELES, CA 90012
(213) 978-1099
FAX: (213) 978-1130

MIRANDA PASTER
DIVISION MANAGER

clerk.lacity.org

June 1, 2016

Louis V. Traeger
[REDACTED]

Dear Mr. Traeger:

The Office of the City Clerk is in receipt of your letter, dated May 19, 2016, regarding your property located at 207 E. Horizon Avenue, Venice, CA 90291 and the petition to establish the Venice Beach Business Improvement District. We have noted your opposition to being included in the proposed Venice Beach Business Improvement District the property (Assessor's ID No. 4238 010 016) is a residence and has been used as such continuously since its building in 1923. In addition, it is located in the Venice Historical District (ZI) No. 2453.

The Office of the City Clerk, Neighborhood and Business Improvement District Division (formerly Administrative Services Division, Special Assessment Section) has confirmed that 207 E. Horizon Avenue, Venice, CA 90291 is a single family home and a contributing structure within the Lost Venice Canals Historic District. It is zoned C1-1-0 which allows for limited commercial use (LAMC Chapter 1 Article 2 § 12.13), as well as assessment if an Engineer determines it will specially benefit.

In address of your request to remove said property from the proposed Business Improvement District, the City Clerk does not have the authority to remove or add any properties in a Business Improvement District. However, we will forward your request and this information to the Engineer conducting the survey and analysis for the creation of the Venice Beach Business Improvement District.

Further, you requested notice of any hearing concerning the approval of the Venice Beach Business Improvement District in order to submit your written opposition. If your property is ultimately included within the Business Improvement District boundaries, a notice of the City Council hearing date will be mailed to you. At the hearing, an opportunity will be provided to protest the establishment.

City Clerk Response to Louis V. Traeger
June 1, 2016

Page 2

If you have questions related to this letter, please contact Rita Moreno at (213) 978-1122 or via email: rita.moreno@lacity.org. Any questions about the proposed Venice Beach Business Improvement District should be directed to Tara Devine at tara@devine-strategies.com.

Sincerely,



Holly L. Wolcott
City Clerk

cc: Ed Henning, Certified Engineer

HLW:MP:rm



Rita Moreno <rita.moreno@lacity.org>

Fwd: Revised Venice Beach BID database

4 messages

Tara Devine <tara@devine-strategies.com>

Fri, Jun 10, 2016 at 1:07 PM

To: Rita Moreno <Rita.Moreno@lacity.org>, Rick Scott <Rick.Scott@lacity.org>

This is the same as the last email; it's just a little easier to read/review the changes as they are consolidated. (P.S. Tyler is an analyst who does some of the work on my databases. I do some of the work as well.)

----- Forwarded message -----

From: Tara Devine <tara@devine-strategies.com>

Date: Thu, Jun 9, 2016 at 6:19 PM

Subject: Revised Venice Beach BID database

To: Garen Yegparian <garen.yegparian@lacity.org>, Dennis Rader <Dennis.Rader@lacity.org>

I know I sometimes struggle to keep track of these documents and versions, so just to make it easier, here is the most current version again. As you may recall, Tyler submitted a bunch on changes on 5/23, and I made one more the following day (5/24.)

Tyler's notes on his changes (5/23):

Attached please find an updated database for Venice Beach BID. The changes are reflected in the first tab labeled as VB Assessments-Updated, and the second tab labeled as VB Assessments-Original is there as a reference.

I made changes to the following APNs:

- 4286009091 - Added bldg sf based on assessor's map, but County Assessor's website doesn't have any bldg sf.
- 4286009092 - Added bldg sf based on assessor's map, but County Assessor's website doesn't have any bldg sf.
- 4286012041 - Split the APN to two (4286012044 & 4286012045) and deleted the 041 as County has updated the APN
- 4286028021 - Reduced bldg sf by 100, and reduced frontage to 64 and lot sf to 2979 due to commercial space in the same bldg
- 4286028022 - Reduced frontage to 64 and lot sf to 2979 due to a commercial space in the same bldg
- 4286028023 - Reduced frontage to 64 and lot sf to 2979 due to a commercial space in the same bldg
- 4286028024 - Reduced frontage to 64 and lot sf to 2979 due to a commercial space in the same bldg
- 4286028026 - Reduced frontage to 47 and lot sf to 2598 due to a commercial space in the same bldg
- 4286028027 - Reduced frontage to 47 and lot sf to 2598 due to a commercial space in the same bldg
- 4286028028 - Reduced frontage to 47 and lot sf to 2598 due to a commercial space in the same bldg
- 4286028029 - Reduced frontage to 47 and lot sf to 2598 due to a commercial space in the same bldg
- 4286028030 - Reduced frontage to 47 and lot sf to 2598 due to a commercial space in the same bldg
- 4286028031 - Reduced frontage to 47 and lot sf to 2598 due to a commercial space in the same bldg

The changes will decrease the total assessment by \$4,904.61 which is approximately 0.26% change.

My notes on my change (5/24):

- 4286008001- We have removed 187 from the F-commercial column (AS) as it is duplicative. The correct frontage of 186.82 remains in the F-residential column (AV.) The very first database was correct; we believe that somewhere during review/revisions that the frontage was accidentally added in again in the commercial column, resulting in a double charge for frontage. We reviewed other parcels looking for duplicate frontage; we found the error was isolated to this APN.

This results in that APN's assessment being reduced from \$5859.49 to \$3,150.60 and a corresponding reduction in the total budget.

Total change to budget during petition stage: -\$7,613.50

Warmest regards,

TARA DEVINE

DEVINE STRATEGIES
645 West Ninth St.,#110-293
Los Angeles, CA 90015
310.430.5121
tara@devine-strategies.com

Making it easier for you with STRATEGIC CONSULTING SERVICES
Planning & Entitlements - Political & Community Outreach - Business Improvement Districts

 **2016.05.24 Venice database submitted to City - petition stage revisions.xlsx**
494K

Rita Moreno <rita.moreno@lacity.org>
To: Tara Devine <tara@devine-strategies.com>
Cc: Rick Scott <Rick.Scott@lacity.org>

Fri, Jun 10, 2016 at 1:14 PM

Okay, so this is the "final" one that we need to get back to you on, correct?

[Quoted text hidden]

--

Rita Moreno
City of Los Angeles
Office of the City Clerk
Neighborhood and Business Improvement District Division
200 N. Spring Street, 2nd Floor #237
Los Angeles, CA 90012
Office (213) 978-1122
Fax (213) 978-1130

Tara Devine <tara@devine-strategies.com>
To: Rita Moreno <rita.moreno@lacity.org>
Cc: Rick Scott <Rick.Scott@lacity.org>

Fri, Jun 10, 2016 at 1:29 PM

Yes. To be hyper-precise...final for now. Technically these things are never truly final, because parcel changes can occur or come to our attention at any time.

But unless something new comes up between now and the issuance of ballots, this should be the "final."

We are not aware of any additional changes at this time, so unless an owner makes us aware of another one before the OOI, this is as "final" as it can be.

Every change to any # in the database basically means we have to replace every single number and table in the MDP and ER...that is why it would be helpful to have Garen/Dennis okay these changes before we update the MDP/ER. (We'll need the revised MDP/ER ready to get the OOI scheduled.)

Petitions coming in strongly; I believe we could be 28% or better by the end of today, although Mario's tally may lag mine a little as he has to verify them. In addition, we have a handful that require information, documentation or re-execution to be validated (at least a half-percent that are provisional for now), and quite a few more new ones (including a very large owner) expected soon. The parcel changes I've asked Dennis/Garen to verify also include that large owner, so their review/okay will also help to make sure that those petitions can be verified promptly rather than sit in provisional limbo.

Thanks for your help!

[Quoted text hidden]

Rita Moreno <rita.moreno@lacity.org>
To: Tara Devine <tara@devine-strategies.com>
Cc: Rick Scott <Rick.Scott@lacity.org>

Fri, Jun 10, 2016 at 1:38 PM

Got it. Will follow up with Dennis and Garen's to determine status.

[Quoted text hidden]



Rita Moreno <rita.moreno@lacity.org>

Fwd: CITY OF LOS ANGELES petitions (Venice)

4 messages

Tara Devine <tara@devine-strategies.com>

Wed, Jun 15, 2016 at 11:06 AM

To: Miranda Paster <Miranda.Paster@lacity.org>, Rita Moreno <Rita.Moreno@lacity.org>, Rick Scott <Rick.Scott@lacity.org>, Rosemary Hinkson <Rosemary.Hinkson@lacity.org>, Dennis Rader <Dennis.Rader@lacity.org>, Garen Yegparian <garen.yegparian@lacity.org>, Mario Montez <mario.montez@lacity.org>

----- Forwarded message -----

From: "Tara Devine" <tara@devine-strategies.com>

Date: May 5, 2016 12:24 PM

Subject: CITY OF LOS ANGELES petitions (Venice)

To: "Miranda Paster" <Miranda.Paster@lacity.org>, "Rick Scott" <Rick.Scott@lacity.org>

Cc:

> Attached please find the City's petitions (5 in one file due to minor owner name variations, but all are City and not a specific department or proprietary) They total **22.98%**. I am not sure how you wish to execute given the max of 20%.

>
> I have also attached the State of California's petitions. The State ceded all operational control of these parcels a LONG time ago, pursuant to the agreement I furnished Miranda last week. The state parcels total **2.01%**.

>
> I haven't forgotten the minor edits to the MDP/ER. Just prioritizing the petition drive right now, and will make those edits when there's a lull. Thanks!

>
> Warmest regards,

>
> **TARA DEVINE**
> DEVINE STRATEGIES
> 645 West Ninth St.,#110-293
> Los Angeles, CA 90015
> 310.430.5121
> tara@devine-strategies.com

>
> Making it easier for you with STRATEGIC CONSULTING SERVICES
> *Planning & Entitlements - Political & Community Outreach - Business Improvement Districts*
>

2 attachments

 CITY OF LA.pdf
208K

 STATE OF CALIF.pdf
164K

Miranda Paster <miranda.paster@lacity.org>

Wed, Jun 15, 2016 at 11:07 AM

To: Tara Devine <tara@devine-strategies.com>

Cc: Rita Moreno <Rita.Moreno@lacity.org>, Rick Scott <Rick.Scott@lacity.org>, Rosemary Hinkson <Rosemary.Hinkson@lacity.org>, Dennis Rader <Dennis.Rader@lacity.org>, Garen Yegparian <garen.yegparian@lacity.org>, Mario Montez <mario.montez@lacity.org>

Hi Tara.

CD 11 is working to obtain a letter from the State in regards to its petition.

Thank you.

[Quoted text hidden]

--

Counting my blessings - Sing and be Happy Today!

http://clerk.lacity.org/stellent/groups/departments/@clerk_master_contributor/documents/contributor_web_content/lacityp_026712.png

Tara Devine <tara@devine-strategies.com>

Wed, Jun 15, 2016 at 11:11 AM

To: Miranda Paster <miranda.paster@lacity.org>

Cc: Dennis Rader <Dennis.Rader@lacity.org>, Rosemary Hinkson <Rosemary.Hinkson@lacity.org>, Mario Montez <mario.montez@lacity.org>, Rita Moreno <Rita.Moreno@lacity.org>, Garen Yegparian <garen.yegparian@lacity.org>, Rick Scott <Rick.Scott@lacity.org>

Thanks. I have seen the letter but am not aware of any response from the state. I will touch base with Debbie to see if anything has transpired.

[Quoted text hidden]

Tara Devine <tara@devine-strategies.com>

Wed, Jun 15, 2016 at 12:30 PM

To: Miranda Paster <miranda.paster@lacity.org>

Cc: Dennis Rader <Dennis.Rader@lacity.org>, Rosemary Hinkson <Rosemary.Hinkson@lacity.org>, Mario Montez <mario.montez@lacity.org>, Rita Moreno <Rita.Moreno@lacity.org>, Garen Yegparian <garen.yegparian@lacity.org>, Rick Scott <Rick.Scott@lacity.org>

Debbie did not hear anything from the state, so she is following up today.

[Quoted text hidden]

WHO MAY COMPLETE PETITIONS FOR ESTABLISHMENT OR RENEWAL OF A PROPERTY-BASED BUSINESS IMPROVEMENT DISTRICT

1. If the property is owned by an individual, the individual may sign.
2. If the property is owned by a corporation, the petition may be signed for the corporation by any officers pursuant to Corporations Code section 313 (i.e., signed by the Chairman of the Board, President, or Vice President and the Secretary, any Assistant Secretary, the Chief Financial Officer or any Assistant Treasurer) or pursuant to the corporate by-laws or by resolution of the corporation's Board of Directors.
3. If the property is owned by a partnership, any general partner may sign.
4. If two or more persons own the property as tenants-in-common, any one tenant-in-common may sign for all.
5. If two or more persons own the property in joint tenancy, any one joint tenant may sign for all.
6. If a property is held by a husband and wife as community property, both must sign the petition.

In the event that more than one of the record owners of an identified parcel submits an petition, the amount of the proposed assessment to be imposed upon the identified parcel shall be allocated to each petition submitted in proportion to the respective record ownership interests or, if the ownership interests are not shown of record, as established to the satisfaction of the agency by documentation provided by those record owners. (Government Code section 53753(e)(l))

NOTE: Both Name and Title of petition signer must be printed **CLEAR AND LEGIBLE** on each petition in order for a petition to be verified. All petitions received are subject to verification and may be rejected if the signer of the petition does not match the legal owner of record or a legally authorized signer.

**PETITION TO ESTABLISH THE
VENICE BEACH
BUSINESS IMPROVEMENT DISTRICT**

PURSUANT TO (SECTION 36600 ET. SEQ OF THE
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: **CITY OF LOS ANGELES**

<u>APN NUMBER</u>	<u>SITE ADDRESS</u>	<u>ASSESSMENT AMOUNT</u>	<u>PERCENTAGE</u>
4288029900	NONE	\$1,074.75	0.06%
TOTALS		\$1,074.75	0.06%

YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name
(Please Print or Type)

Property Owner's OR Duly Authorized Representative's
Signature

Title
(Please Print or Type)

Date

STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)

I, _____, hereby certify (or declare) under penalty of perjury under the laws of the
PRINT NAME CLEARLY
 State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of
 liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to
 the best of my knowledge as of ____ / ____ / _____. Petitioner Signature: _____
MONTH DAY YEAR

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return by Mail to:
(an original signature is required)

**Venice Beach BID Steering Committee
c/o Devine Strategies
645 West Ninth Street, #110-293
Los Angeles, CA 90015**

**PETITION TO ESTABLISH THE
VENICE BEACH
BUSINESS IMPROVEMENT DISTRICT**

PURSUANT TO (SECTION 36600 ET. SEQ OF THE
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: **L A CITY**

<u>APN NUMBER</u>	<u>SITE ADDRESS</u>	<u>ASSESSMENT AMOUNT</u>	<u>PERCENTAGE</u>
4226001900	26 W MARKET ST	\$51,978.98	2.80%
4226001901	NONE	\$30,484.93	1.64%
4226002900	2300 OCEAN FRONT WALK	\$71,432.90	3.85%
4238002900	1234 S PACIFIC AVE	\$27,614.22	1.49%
4238014900	1610, 1608 S PACIFIC AVE	\$7,440.29	0.40%
4238018900	NONE	\$62,098.43	3.34%
4238024900	2102 S PACIFIC AVE	\$16,166.65	0.87%
TOTALS		\$267,216.40	14.39%

YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name
(Please Print or Type)

Property Owner's OR Duly Authorized Representative's
Signature

Title
(Please Print or Type)

Date

STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)

I, _____, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of ____ / ____ / _____. Petitioner Signature: _____

MONTH DAY YEAR

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return by Mail to:
(an original signature is required)

**Venice Beach BID Steering Committee
c/o Devine Strategies
645 West Ninth Street, #110-293
Los Angeles, CA 90015**

**PETITION TO ESTABLISH THE
VENICE BEACH
BUSINESS IMPROVEMENT DISTRICT**

PURSUANT TO (SECTION 36600 ET. SEQ OF THE
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: **LA CITY**

<u>APN NUMBER</u>	<u>SITE ADDRESS</u>	<u>ASSESSMENT AMOUNT</u>	<u>PERCENTAGE</u>
4238024902	128 E VENICE BLVD	\$8,215.66	0.44%
4238024903	206 N VENICE BLVD	\$2,943.42	0.16%
4238024905	216 E VENICE BLVD	\$2,629.74	0.14%
4238024906	302 E VENICE BLVD	\$1,314.87	0.07%
4238024907	319 E VENICE BLVD	\$24,976.40	1.35%
4238024908	2106 S CANAL ST	\$4,069.87	0.22%
4238024909	NONE	\$703.20	0.04%
<u>TOTALS</u>		\$44,853.16	2.42%

YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name
(Please Print or Type)

Property Owner's OR Duly Authorized Representative's
Signature

Title
(Please Print or Type)

Date

STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)

I, _____, hereby certify (or declare) under penalty of perjury under the laws of the
PRINT NAME CLEARLY
 State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of
 liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to
 the best of my knowledge as of ____ / ____ / ____ . Petitioner Signature: _____
MONTH DAY YEAR

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return **by Mail** to:
(an original signature is required)

**Venice Beach BID Steering Committee
c/o Devine Strategies
645 West Ninth Street, #110-293
Los Angeles, CA 90015**

**PETITION TO ESTABLISH THE
VENICE BEACH
BUSINESS IMPROVEMENT DISTRICT**
PURSUANT TO (SECTION 36600 ET. SEQ OF THE
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: **L A CITY**

<u>APN NUMBER</u>	<u>SITE ADDRESS</u>	<u>ASSESSMENT AMOUNT</u>	<u>PERCENTAGE</u>
4238024910	210 N VENICE BLVD	\$1,314.87	0.07%
4238024911	125 S VENICE BLVD	\$4,456.56	0.24%
4238025901	NONE	\$4,073.60	0.22%
4238025902	NONE	\$22,171.43	1.19%
4286027902	NONE	\$17,050.35	0.92%
4286028902	NONE	\$13,038.98	0.70%
4286029902	NONE	\$17,922.96	0.97%
4286030903	NONE	\$26,849.63	1.45%
TOTALS		\$106,878.38	5.76%

YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name
(Please Print or Type)

Property Owner's OR Duly Authorized Representative's
Signature

Title
(Please Print or Type)

Date

STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)

I, _____, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of ____/____/____. Petitioner Signature: _____

PRINT NAME CLEARLY
MONTH DAY YEAR

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return by Mail to:
(an original signature is required)

**Venice Beach BID Steering Committee
c/o Devine Strategies
645 West Ninth Street, #110-293
Los Angeles, CA 90015**

**PETITION TO ESTABLISH THE
VENICE BEACH
BUSINESS IMPROVEMENT DISTRICT**

PURSUANT TO (SECTION 36600 ET. SEQ OF THE
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: **LA CITY**

<u>APN NUMBER</u>	<u>SITE ADDRESS</u>	<u>ASSESSMENT AMOUNT</u>	<u>PERCENTAGE</u>
4238025903	NONE	\$6,582.00	0.35%
<u>TOTALS</u>		\$6,582.00	0.35%

YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name
(Please Print or Type)

Property Owner's OR Duly Authorized Representative's
Signature

Title
(Please Print or Type)

Date

STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)

I, _____, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of ____ / ____ / _____. Petitioner Signature: _____

MONTH DAY YEAR

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return by Mail to:
(an original signature is required)

**Venice Beach BID Steering Committee
c/o Devine Strategies
645 West Ninth Street, #110-293
Los Angeles, CA 90015**

WHO MAY COMPLETE PETITIONS FOR ESTABLISHMENT OR RENEWAL OF A PROPERTY-BASED BUSINESS IMPROVEMENT DISTRICT

1. If the property is owned by an individual, the individual may sign.
2. If the property is owned by a corporation, the petition may be signed for the corporation by any officers pursuant to Corporations Code section 313 (i.e., signed by the Chairman of the Board, President, or Vice President and the Secretary, any Assistant Secretary, the Chief Financial Officer or any Assistant Treasurer) or pursuant to the corporate by-laws or by resolution of the corporation's Board of Directors.
3. If the property is owned by a partnership, any general partner may sign.
4. If two or more persons own the property as tenants-in-common, any one tenant-in-common may sign for all.
5. If two or more persons own the property in joint tenancy, any one joint tenant may sign for all.
6. If a property is held by a husband and wife as community property, both must sign the petition.

In the event that more than one of the record owners of an identified parcel submits an petition, the amount of the proposed assessment to be imposed upon the identified parcel shall be allocated to each petition submitted in proportion to the respective record ownership interests or, if the ownership interests are not shown of record, as established to the satisfaction of the agency by documentation provided by those record owners. (Government Code section 53753(e)(l))

NOTE: Both Name and Title of petition signer must be printed **CLEAR AND LEGIBLE** on each petition in order for a petition to be verified. All petitions received are subject to verification and may be rejected if the signer of the petition does not match the legal owner of record or a legally authorized signer.

**PETITION TO ESTABLISH THE
VENICE BEACH
BUSINESS IMPROVEMENT DISTRICT**

PURSUANT TO (SECTION 36600 ET. SEQ OF THE
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: **STATE OF CALIF**

<u>APN NUMBER</u>	<u>SITE ADDRESS</u>	<u>ASSESSMENT AMOUNT</u>	<u>PERCENTAGE</u>
4226001902	NONE	\$10,409.51	0.56%
4226001903	1502-1522 S OCEAN FRONT WALK	\$20,722.86	1.12%
4288029906	NONE	\$0.00	0.00%
4288029909	120 OCEAN FRONT WALK	\$5,091.40	0.27%
4288029910	NONE	\$750.58	0.04%
4288029914	NONE	\$333.89	0.02%
4288029916	NONE	\$0.00	0.00%
<u>TOTALS</u>		\$37,308.24	2.01%

YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name
(Please Print or Type)

Property Owner's OR Duly Authorized Representative's
Signature

Title
(Please Print or Type)

Date

STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)

I, _____, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of ____ / ____ / _____. Petitioner Signature: _____

PRINT NAME CLEARLY
MONTH DAY YEAR

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return by Mail to:
(an original signature is required)

**Venice Beach BID Steering Committee
c/o Devine Strategies
645 West Ninth Street, #110-293
Los Angeles, CA 90015**



Rita Moreno <rita.moreno@lacity.org>

Fwd: Venice Beach BID petitions: 6/15/16

3 messages

Tara Devine <tara@devine-strategies.com>

Wed, Jun 15, 2016 at 4:30 PM

To: Miranda Paster <Miranda.Paster@lacity.org>, Rita Moreno <Rita.Moreno@lacity.org>, Rick Scott <Rick.Scott@lacity.org>

FYI to let you know where we are at, and update you regarding Metro as well (see my email to Mario below.)

Yesterday's Mario-verified total was **27.9%**. Today's petitions appear complete, so I expect we will be at **28.41%** once confirmed.

We have almost **1.5%** stuck in verification limbo. I am trying to resolve all of them.

The largest (**0.86%**) is one that I believe Mario has moved up to you for a decision, Miranda.

Snapshot LLC has a 65-year ground lease on a parcel owned by Ekker. Snapshot has signed their petition, but have preliminarily indicated that they will probably not provide a copy of their lease. They are checking with their attorneys; I have had radio silence from them for several days. I do not know why, but I get the sense that they are unwilling to make the lease contents public. Many companies are very protective of information they perceive as proprietary. Is there any alternate form of proof they can offer?

----- Forwarded message -----

From: **Tara Devine** <tara@devine-strategies.com>

Date: Wed, Jun 15, 2016 at 4:22 PM

Subject: Venice Beach BID petitions: 6/15/16

To: Mario Montez <mario.montez@lacity.org>

Today's petitions - two petitions for three properties

If these are verified, I have us at 28.41%.

Also, Metro P&P Committee voted today to support. Goes to board next Thursday, so we will clear threshold then if not sooner.



ARGYROPOULOS.PDF

274K

Wed, Jun 15, 2016 at 4:36 PM

Miranda Paster <miranda.paster@lacity.org>

To: Tara Devine <tara@devine-strategies.com>

Cc: Rita Moreno <Rita.Moreno@lacity.org>, Rick Scott <Rick.Scott@lacity.org>

The City's petition was signed today.

[Quoted text hidden]

Counting my blessings - Sing and be Happy Today!

http://clerk.lacity.org/stellent/groups/departments/@clerk_master_contributor/documents/contributor_web_content/lacityp_026712.png

Wed, Jun 15, 2016 at 4:53 PM

Tara Devine <tara@devine-strategies.com>

To: Miranda Paster <miranda.paster@lacity.org>

Cc: Rita Moreno <Rita.Moreno@lacity.org>, Rick Scott <Rick.Scott@lacity.org>

That (City only, not State, assuming all City petitions will be verified) puts us at an official 50.87% + 0.52% unofficial/submitted today that I believe are complete.

- We have 1.5% submitted/unverified aka "provisional."
- Metro is 1.94%.
- We have another approx. 3%+ that has been verbally committed but not executed yet.

I think that ultimately we will end up somewhere between 54-56% – or possibly even higher.

[Quoted text hidden]

**PETITION TO ESTABLISH THE
VENICE BEACH
BUSINESS IMPROVEMENT DISTRICT**

PURSUANT TO (SECTION 36600 ET. SEQ OF THE
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: **ARGYROPOULOS, JAMES P TR**

<u>APN NUMBER</u>	<u>SITE ADDRESS</u>	<u>ASSESSMENT AMOUNT</u>	<u>PERCENTAGE</u>
4286009001	603 HAMPTON DR	\$2,747.98	0.15%
4286009022	220 SUNSET AVE	\$2,006.87	0.11%
TOTALS		\$4,754.85	0.26%

YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name
(Please Print or Type)

JAMES P. ARGYROPOULOS TRUST

Property Owner's OR Duly Authorized Representative's
Signature

[Redacted Signature]

Title
(Please Print or Type)

TRUSTEE

Date

6-15-2016

STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)

I, *James P. Argyropoulos Trust*, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is the best of my knowledge as of 6 / 15 / 2016. Petitioner Signature [Redacted]

PRINT NAME CLEARLY

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return by Mail to:
(an original signature is required)

**Venice Beach BID Steering Committee
c/o Devine Strategies
645 West Ninth Street, #110-293
Los Angeles, CA 90015**

**PETITION TO ESTABLISH THE
VENICE BEACH
BUSINESS IMPROVEMENT DISTRICT**


PURSUANT TO (SECTION 36600 ET. SEQ OF THE
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: ARGYROPOULOS, JAMES

<u>APN NUMBER</u>	<u>SITE ADDRESS</u>	<u>ASSESSMENT AMOUNT</u>	<u>PERCENTAGE</u>
4286009026	202, 204 E SUNSET AVE	\$4,772.05	0.26%
<u>TOTALS</u>		\$4,772.05	0.26%

YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name
(Please Print or Type) JAMES P. ARGYROPOULOS TRUST

Property Owner's OR Duly Authorized Representative's
Signature 

Title
(Please Print or Type) TRUSTEE

Date 6-15-2016

STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)

I, Trustee of the James P. Argyropoulos Trust, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true and correct to the best of my knowledge as of 6 / 15 / 2016. Petitioner Signature 

MONTH DAY YEAR

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return by Mail to:
(an original signature is required)

**Venice Beach BID Steering Committee
c/o Devine Strategies
645 West Ninth Street, #110-293
Los Angeles, CA 90015**



Rita Moreno <rita.moreno@lacity.org>

Venice MDP/ER - status

2 messages

Tara Devine <tara@devine-strategies.com> Wed, Jun 15, 2016 at 5:54 PM
To: Miranda Paster <Miranda.Paster@lacity.org>, Rita Moreno <Rita.Moreno@lacity.org>, Rick Scott <Rick.Scott@lacity.org>

Debbie asked me about MDP/ER. In case you are also wondering status:

We can't do them until I settle database with Garen. He has questions about one owner's parcels. My database guy is in Korea until Sunday (unreachable) but I am hoping to resolve them before then. Garen and I played phone tag today.

Need final approved database as even the slightest change impacts every single table and almost every number in both the MDP and ER.

I can turnaround my changes in 1-2 days once I have final dbase, and am hoping Ed can do same (I've advised him they are coming.)

Miranda Paster <miranda.paster@lacity.org> Thu, Jun 16, 2016 at 8:51 AM
To: Tara Devine <tara@devine-strategies.com>
Cc: Rita Moreno <Rita.Moreno@lacity.org>, Rick Scott <Rick.Scott@lacity.org>

Hi Tara.

Thank you for the update.

[Quoted text hidden]

Counting my blessings - Sing and be Happy Today!

http://clerk.lacity.org/stellent/groups/departments/@clerk_master_contributor/documents/contributor_web_content/lacityp_026712.png